Map	Block	Lot		CARD			Total Card / Total Parcel
146.0	0005	0019.0	1 of 1		Residential	APPRAISED:	722,600 / 722,600
					ARLINGTON	USE VALUE:	722,600 / 722,600
						ASSESSED:	722,600 / 722,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
189		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	UY ANTONY L & MEGAN B
Owner 2:	
Owner 3:	
Street 1:	189 NEWPORT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COOK MATTHEW A -
Owner 2:	COOK CORY M -
Street 1:	211 WACHUSETT AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,840 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1925, having primarily Aluminum Exterior and 1176 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4840.000	270,400		452,200	722,600
Total Card	0.111	270,400		452,200	722,600
Total Parcel	0.111	270,400		452,200	722,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 614.46 | /Parcel: 614.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 96309

GIS Ref

GIS Ref

Insp Date 12/16/17

!11460!

PREVIOUS ASSESSMENT

Parcel ID 146.0-0005-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	270,000	0	4,840.	452,200	722,200	722,200	Year End Roll	12/18/2019
2019	101	FV	233,200	0	4,840.	423,900	657,100	657,100	Year End Roll	1/3/2019
2018	101	FV	232,900	0	4,840.	350,400	583,300	583,300	Year End Roll	12/20/2017
2017	101	FV	232,900	0	4,840.	322,200	555,100	555,100	Year End Roll	1/3/2017
2016	101	FV	232,900	0	4,840.	293,900	526,800	526,800	Year End	1/4/2016
2015	101	FV	220,200	0	4,840.	288,300	508,500	508,500	Year End Roll	12/11/2014
2014	101	FV	220,200	0	4,840.	267,900	488,100	488,100	Year End Roll	12/16/2013
2013	101	FV	220,200	0	4,840.	254,900	475,100	475,100		12/13/2012

PRINT

Date	Time
12/11/20	01:37:48

LAST REV

Date	Time
09/28/20	15:12:55
danam	

PAT ACCT. 11460

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COOK MATTHEW A,	56930-58		5/31/2011		499,000	No	No		
HOLMES LAUREL	47201-74		3/31/2006		498,000	No	No		
ALLEN PATRICK M	37527-72		12/31/2002		410,000	No	No		
OBEAR PAUL H	24622-130		6/15/1994		120,000	No	No		Y

USER DEFINED

Prior Id # 1:	96309
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/2/2020	568	Addition	189,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
12/16/2017	MEAS&NOTICE	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
1/30/2009	Measured	336	PATRIOT
3/26/2003	MLS	MM	Mary M
11/22/1999	Meas/Inspect	153	PATRIOT
1/1/1982		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4840		Sq. Ft.	Site		0	80.	1.17	9									452,161						452,200	

Total AC/HA: 0.11111 | Total SF/SM: 4840 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 452,161 | Spl Credit | Total: 452,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	A - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	1.03939605
Adj $ / SQ:	182.414
Other Features:	69164
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	332179
Depreciation:	61785
Depreciated Total:	270394

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

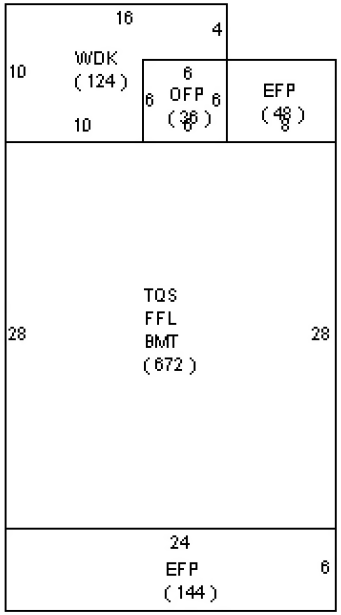
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	182.41
Special Features:	0	Val/Su Net:	122.91
Final Total:	270400	Val/Su SzAd	229.93

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	672	54.720	36,775
FFL	First Floor	672	182.410	122,582
TQS	3/4 Story	504	182.410	91,937
EFP	Enclos Porch	192	43.040	8,263
WDK	Deck	124	14.620	1,813
OFP	Open Porch	36	45.730	1,646

	Net Sketched Area:	2,200		Total:	263,016
Size Ad	1176	Gross Are	2368	FinArea	1176

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

146.0-0005-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc